

Resolution 20-120 Testimony

MISC. COM. 315

From: CLK Council Info
Sent: Thursday, May 28, 2020 12:57 PM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name	Kevin R Carney
Phone	8085238826
Email	kevin.carney@eahhousing.org
Meeting Date	06-03-2020
Council/PH Committee	Council
Agenda Item	Resolution 20-120
Your position on the matter	Support
Representing	Organization
Organization	EAH Housing
Do you wish to speak at the hearing?	No
Written Testimony	
Testimony Attachment	
Accept Terms and Agreement	1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, May 29, 2020 8:50 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

R

Speaker Registration/Testimony

Name Arvud Tadao Youngquist
Phone 8088452495
Email arvidtadaokitty@gmail.com
Meeting Date 06-03-2020
Council/PH Committee Council
Agenda Item CR-136 Resolution 20-120 and Resolution 20-120, Proposed CD1 Amending the Downtown Neighborhood Transit-Oriented Development Plan. ADOPT COM
Your position on the matter Oppose
Representing Self
Organization
Do you wish to speak at the hearing? Yes
Council Chair, and Council
Written Testimony I ask the matter (CR-136 Resolution 20-120 and Resolution 20-120, Proposed CD1 Amending the Downtown Neighborhood Transit-Oriented Development Plan. ADOPT COMMITTEE REPORT AND REFER THE RESOLUTIONS TO THE COMMITTEE ON ZONING, PLANNING AND HOUSING), be table to a time definite, i.e. when COVID-19 social distancing precautions having been lifted.
It would not be prudent to address TOD matters when even the HART progress and financing have not be resolved. To even discuss this agenda item and refer it to committee would be unreasonable.
Mahalo,
Arvid T. Youngquist
Kalihi Valley resident
Testimony Attachment
Accept Terms and Agreement 1

Testimony of
Pacific Resource Partnership

City & County of Honolulu
City Council Chamber
Councilmember Ikaika Anderson, Chair
Councilmember Ann H. Kobayashi, Vice Chair

Resolution 20-120—Amending the Downtown Neighborhood Transit-Oriented Development Plan
Wednesday, June 3, 2020

Aloha Chair Anderson, Vice Chair Kobayashi and Members of the Council:

Pacific Resource Partnership (PRP) writes in **support** of Resolution 20-120, which amends the Downtown Neighborhood Transit-Oriented Development Plan (TOD) to maximize the development potential of three separate properties that currently provide workforce housing in the Downtown area.

The Downtown Neighborhood TOD Plan provides a long-term vision for the Iwilei, Chinatown, and Downtown station areas—supporting the development of an equitable transit-oriented community where housing, including affordable housing, commercial/retail, and community services will be facilitated by a robust multimodal transportation network. According to the 2019 Hawaii Housing Planning Study, the City and County of Honolulu needs 22,168 new homes over the next five years (2020-2025) to satisfy its housing demand. As of 2017, the Census estimated that 39% of resident homeowners and 58% of renters in the City and County of Honolulu paid 30% or more of their income for housing.

The proposed amendments in Resolution 20-120 will maximize the potential for affordable/workforce housing properties in the Downtown neighborhood to help address the County's unmet housing demand and will also stimulate economic activity in the area. As such, we respectfully request the Council's favorable decision on Resolution 20-120.

Thank you for this opportunity to submit testimony.





HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

June 1, 2020

**HONOLULU CITY COUNCIL
City Council Chamber
Honolulu, Hawaii 96813**

DATE: Wednesday, June 3, 2020

TIME: 10:00 a.m.

TESTIMONY ON RESOLUTION 20-120 – AMENDING THE DOWNTOWN NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLAN

To Council Chair Anderson, Vice Chair Kobayashi and members of the Honolulu City Council:

Hawaii LECET is a labor-management partnership between the Hawaii Laborers' International Union of North America, Local 368, its' 5000+ members and its' 250+ unionized contractors. The Laborers' International Union of North America is the largest construction union in the United States.

Mahalo for the opportunity to testify in support of Resolution 20-120, which proposes amending the Downtown Neighborhood Transit-Oriented Development Plan to modify the height variance to allow building up to 400 feet and an increase of the FAR to 4.5. This modification will enable flexibility in planning upcoming workforce and senior housing near the proposed Honolulu Rail Line.

Resolution 20-120 is crucial to ensure that all options are available to plan effectively in order to optimally utilize proposed rail ridership in the area. Honolulu is experiencing a critical shortage in workforce and senior housing. Resolution 20-120 will ensure that unnecessary constraints will not hinder projects of this type to be considered. For these reasons, Hawaii LECET supports Resolution 20-120 and asks for your consideration and support.

With respect,

Hawaii Laborers-Employers Cooperation & Education Trust

JACKSON NAKSONE
1712 South King Street, Suite 201
Honolulu, Hawaii 96826

June 3, 2020

The Honorable Ikaika Anderson, Chair
and Council members
Honolulu City Council
530 South King Street, 2nd Floor
Honolulu, Hawaii 96813

Dear Chair Anderson and Council Members:

RE: Resolution 20-120 Amending the Downtown Neighborhood
Transit-Oriented Development Plan

Mahalo Nui Loa for this opportunity to submit my support of the Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plan.

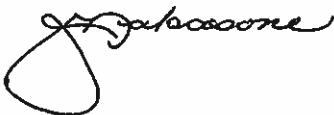
My name is Jackson Nakasone, a concerned citizen who have no financial interest in the Liliha, Vineyard corridor, except to see this area thrive for those families who cannot afford our high-priced homes and equally high rental markets.

Succinctly, the "Resolution" allows for the future planning and redevelopment of the Liliha, Vineyard area allowing height up to 400' feet, and a greater Floor Area ratio. The reason behind our support is being raised in the neighborhood, back in the 50's and 60's this area was one of the first areas to see support for those that worked in the area and surrounding areas that made it convenient.

With this modification the ordinance when passed will give greater flexibility to the growth of the population near the Rail system, the anticipated heavier use of the rail system, and add vitality to an area that is depressed. Palama Settlement our neighbor was granted a greater Floor Area Ratio and a height of 400 ft. with this in mind.

I do not want to belabor the benefits of the decision to accept Resolution 20-120 further accept to say as a private citizen, I strongly support the passing of this proposed ordinance.

Aloha and MAHALO NUI LOA!

A handwritten signature in black ink, appearing to read 'Jackson Nakasone', with a large, stylized loop at the end.

Jackson Nakasone

June 3, 2020

Dear Council Members:

My name is Donna Fayloga, and I strongly support Resolution 20-120 which is before you today. The Resolution will allow the planning for more workforce and senior housing to be built in the Liliha/Palama area

We really need workforce and senior housing in Honolulu. I have a business, the Subway Restaurant, located in the Liliha Square Shopping Center. When Liliha Square was built, it was one of the very first retail/commercial/residential buildings in Honolulu. It was really ahead of its time. The new buildings coming up now, especially in Kakaako all feature the very same services that are featured in our building – restaurants, grocery, etc.

We provide services to people in our building as well as to the larger Liliha/Palama community. With rail coming into our community, this resolution provides an opportunity to plan for the future.

Thank you for this opportunity to testify.

Donna Fayloga
donnafayloga@yahoo.com
(808) 295-3524

June 3, 2020

Dear Council Members:

My name is Neal J. Shikuma, M.D., F.A.C.C. I am a board-certified cardiologist and maintain a practice in the Liliha Square Shopping Center. I understand that today, the Council is considering Resolution 20-120, which will have the effect of encouraging more development of workforce and elderly housing in the Liliha/Palama area. As such please accept my testimony that I strongly support Resolution 20-120.

More affordable workforce and senior housing in Honolulu is sorely needed to help with the housing shortage that we face today. This is especially true in areas like the Liliha/Palama area, which sits on the edge of Downtown Honolulu and will be benefitted so much by a rail system that will provide more opportunities for residents who live and work in the area.

With the pandemic that has affected all of us, allowing the developers of these project areas to begin to look at new developments in the urban core. Neighborhoods like the Liliha/Palama area, by being able to provide workers for the downtown area, have always been part of the backbone of industry in Honolulu.

I look forward this council having the foresight to look at these projects and know that we all are looking towards the future that includes more housing opportunities for our workers and kupuna.

Thank you for this opportunity to testify.

Neal J. Shikuma, M.D., F.A.C.C.
hcardio@aol.com
(808) 258-6325



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111 S. King Street June 3, 2020

Suite 170

Honolulu, HI 96813

808.523.5866

www.g70.design

The Honorable Ikaika Anderson, Chair
And Council Members
Honolulu City Council
530 S. King St., 2nd Floor
Honolulu, HI 96813

**Subject: Support for Resolution 20-120 - Amending the Downtown
Neighborhood Transit-Oriented Development Plan
Liliha Square TMK: (1) 7-023:008**

Dear Chair Anderson and Council Members:

We strongly support Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plant.

Liliha Square Shopping Center is part of the mixed use Liliha Square condominium complex located on at the mauka-Diamond Head corner of Liliha Street and Vineyard Boulevard (TMK: 1-7-023:008). The property was developed in the early 1970's as a mixed-use development of residential and commercial uses.

The owners are considering future planning and redevelopment of their Liliha properties with the potential for increased height (400 ft) and density. The amendments included in Resolution 20-120, will allow the owners the flexibility to plan a development to incorporate a wider range of uses to support workforce housing, including an elder care component. This vision fits squarely with Liliha's history as a community of multi-generational working families. Many immigrant families began their lives in the Liliha area, creating the diversity of Chinatown, Liliha and Kalihi.

Adopted in 2017, the City's Downtown Transit-Oriented Development Plan envisions:

Downtown Honolulu will continue to be the region's premier employment center with a substantial residential population and easy access to stores and everyday amenities. An accessible and activated waterfront with promenades and community uses, a vibrant, historic Chinatown, and a new high-intensity mixed-use Iwilei district as an extension of Downtown, will create a new image for Downtown Honolulu.

The Downtown TOD Plan expresses community character for the Iwilei and Liliha area:

The most transformative vision for TOD in the planning area is the new high-intensity mixed-use Iwilei district. This new full-service urban neighborhood includes residences, public facilities, and neighborhood services, including retail, entertainment and restaurant uses. It serves as an extension of Downtown and a transition to the Kalihi area. A network of new streets provides better access to the transit station, and better connects the area to the waterfront and to Downtown.

Looking toward the future potential with the passage of Resolution 20-120, the owners of the Liliha Square Shopping Center and condominium complex are very supportive of the City's vision and long-range planning for transit-oriented development. Their property lies at the center of a vital area on the edge of Iwilei, Chinatown, and the transition zone to the Kalihi area. In the long range, the Liliha Square lands must tie together and revitalize these areas.

Plans are to renew and enhance the Liliha Square property under the amended TOD provisions with new residences, and the continued improvement of their existing community-scale shopping center which provides essential grocery, retail, restaurants and services. With the increased building heights and added density provided with this Resolution, the future urban design context of Liliha Square will evolve into an activated streetscape, including public spaces, landscape and supportive elements for multi-modal transportation by bus, pedestrians and bicyclists.

Of greatest importance for our community, Liliha Square is proposing the creation of a significant scale affordable senior housing development, which is desperately needed in the Liliha area. Our community's senior population is a growing segment of Honolulu's urban core residents, and they seek greater opportunities for affordable housing, particularly in the Iwilei-Liliha-Chinatown neighborhood. This resolution is just one step forward in helping our community continue to grow and refresh itself in this way.

We strongly urge you to pass Resolution 20-120, so that landowners, planners and designers can each do our parts to help build successful, strong and sustainable communities into the future. Thank you for this opportunity to testify in support of this measure.

Sincerely,

GROUP 70 INTERNATIONAL, INC. (dba G70)

A handwritten signature in black ink, appearing to read "Jeffrey H. Overton".

Jeffrey H. Overton, AICP, LEED-AP
Principal



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111 S. King Street June 3, 2020

Suite 170

Honolulu, HI 96813

808.523.5866

www.g70.design

The Honorable Ikaika Anderson, Chair

And Council Members

Honolulu City Council

530 S. King St., 2nd Floor

Honolulu, HI 96813

**Subject: Support for Resolution 20-120 - Amending the Downtown
Neighborhood Transit-Oriented Development Plan
Douglas Emmett Waena Apartments TMK: (1) 7-026:053 and 054**

Dear Chair Anderson and Council Members:

We strongly support Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plan.

Douglas Emmett owns the Waena Apartments, a 468-unit community located in the Liliha area. They have been studying the feasibility of redevelopment for adding workforce housing units to this property. We believe Resolution 20-120 will support their ability to advance this important project.

Resolution 20-120 allows for the future planning and redevelopment of the Liliha area by allowing height densities of up to four hundred feet for two properties and increases the density from an FAR of 1.9 to an FAR of 4.5. If passed, this resolution will allow planning and redevelopment for additional workforce housing at Waea Apartments. This project will complement the redevelopment of Mayor Wright Housing and Palama Settlement. We anticipate these projects will revitalize the Liliha area, creating a diversified neighborhood and rejuvenating the local economy with new housing opportunities for working families.

Adopted in 2017, the City's Downtown Transit-Oriented Development Plan envisions:

Downtown Honolulu will continue to be the region's premier employment center with a substantial residential population and easy access to stores and everyday amenities. An accessible and activated waterfront with promenades and community uses, a vibrant, historic Chinatown, and a new high-intensity mixed-use Iwilei district as an extension of Downtown, will create a new image for Downtown Honolulu.

The Downtown TOD Plan expresses community character for the Iwilei and Liliha area:

The most transformative vision for TOD in the planning area is the new high-intensity mixed-use Iwilei district. This new full-service urban neighborhood includes residences, public facilities, and neighborhood services, including retail, entertainment and restaurant uses. It serves as an extension of Downtown and a transition to the Kalihi area. A network of new streets provides better access to the transit station, and better connects the area to the waterfront and to Downtown.

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ARCHITECTURE // CIVIL ENGINEERING // INTERIOR DESIGN // PLANNING & ENVIRONMENT

Council Chair Ikaika Anderson and Councilmembers
On Behalf of Douglas Emmett – Support for Resolution 20-120
June 3, 2020
Page 2 of 2

Looking toward the future potential with the passage of Resolution 20-120, the owners of the Waena Apartments are very supportive of the City's vision and long-range planning for transit-oriented development. Their properties lie at the center of a vital area on the edge of Iwilei, Chinatown, and the transition zone to the Kalihi area. In the long range, these Liliha lands must tie together and revitalize these areas.

Plans are to renew and enhance these properties under the amended TOD provisions with new residences and supporting public spaces. With increased building heights and density provided by this Resolution, the future urban design context of this Liliha area will evolve with activated streetscapes, public spaces, landscape and supportive elements for multi-modal transportation including bus, pedestrians and bicyclists.

The workforce population is a growing segment of Honolulu's urban core residents, and they seek greater opportunities for affordable housing, particularly in the Iwilei-Liliha-Chinatown neighborhood. This resolution is just one step forward in helping our community continue to grow and refresh itself in this way.

We strongly urge you to pass Resolution 20-120, so that landowners, planners and designers can each do our parts to help build successful, strong and sustainable communities into the future. Thank you for this opportunity to testify in support of this measure.

Sincerely,

GROUP 70 INTERNATIONAL, INC. (dba G70)

A handwritten signature in black ink, appearing to read "Jeffrey H. Overton".

Jeffrey H. Overton, AICP, LEED-AP
Principal

June 3, 2020

Dear Council Members:

My name is David Chan, and I have a business, the Nice Day Chinese Restaurant, located in the Liliha Square Shopping Center. I strongly support Resolution 20-120, which is before you today.

We really need affordable workforce and senior housing to help with the housing shortage that we face today. The Liliha/Palama area sits on the edge of Downtown Honolulu. The rail system, and a renewed and refreshed Mayor Wright housing project, bring opportunities for all of us that live and work in the area.

With the pandemic that has affected all of us, allowing the developers of these project areas to begin to look at new developments is exciting and brings a sense of a new beginning for all of us. The Liliha/Palama area has always been the backbone of industry, providing workers for the downtown area, and in the Iwilei, Kalihi areas, such as the old cannery.

I look forward this council having the foresight to look at these projects and know that we all are looking towards the future that includes more housing.

Thank you for this opportunity to testify.

David Chan
one_redtiger@hotmail.com
(808) 675-1606

From: CLK Council Info
Sent: Monday, June 1, 2020 7:48 PM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name	Wendell Pang
Phone	8087827599
Email	wkkpang@gmail.com
Meeting Date	06-03-2020
Council/PH Committee	Council
Agenda Item	Resolution 20-120
Your position on the matter	Support
Representing	Organization
Organization	Liliha Square
Do you wish to speak at the hearing?	No
Written Testimony	
Testimony Attachment	
Accept Terms and Agreement	1

IP: 192.168.200.67

1065 Ahua Street
Honolulu, HI 96819
Phone: 808-833-1681 FAX: 839-4167
Email: info@gcahawaii.org
Website: www.gcahawaii.org



GCA of Hawaii

GENERAL CONTRACTORS ASSOCIATION OF HAWAII

Quality People. Quality Projects.

Uploaded via Website

June 3, 2020

TO: HONORABLE COUNCIL CHAIR ANDERSON AND MEMBERS OF THE
HONOLULU CITY COUNCIL

SUBJECT: Testimony in Support of Resolution 20-120 Amending the Downtown
Neighborhood Transit-Oriented Development Plan

Hearing

DATE: June 3, 2020
TIME: 10:00 a.m.
PLACE: Council Room
Honolulu Hale

Dear Chair Anderson and Members of the Council:

The General Contractors Association of Hawaii (GCA) is an organization comprised of over five hundred general contractors, subcontractors, and construction related firms. The GCA was established in 1932 and is the largest construction association in the State of Hawaii. The mission is to represent its members in all matters related to the construction industry, while improving the quality of construction and protecting the public interest. To that end, we **support Proposed Resolution 20-120.**

The resolution allows for the future planning and redevelopment of the Liliha area by allowing height densities of up to four hundred feet for two properties. The amendments requested in Resolution 20-120 will allow more flexibility to plan a development that can incorporate an even wider range of uses to support workforce housing and the development of an elder care component for seniors.

This vision fits squarely with what, historically, Liliha has always been, a community of multi-generational, working families. That community still thrives, but providing workforce housing with designs expanded to meet the competing needs faced by working families, such as senior housing, is desperately needed.

Thank you for the opportunity to share our support.

R

Hawai'i Construction Alliance

P.O. Box 179441
Honolulu, HI 96817
(808) 220-8892

June 3, 2020

The Honorable Ikaika Anderson, Chair
The Honorable Ann Kobayashi, Vice Chair
and Members
Honolulu City Council
530 South King Street
Honolulu, Hawai'i 96813

RE: SUPPORT for Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plan

Dear Chair Anderson, Vice Chair Kobayashi, and members:

The Hawai'i Construction Alliance is comprised of the Hawai'i Regional Council of Carpenters; the Operative Plasterers' and Cement Masons' Union, Local 630; International Union of Bricklayers & Allied Craftworkers, Local 1; the Laborers' International Union of North America, Local 368; and the Operating Engineers, Local Union No. 3. Together, the member unions of the Hawai'i Construction Alliance represent 15,000 working men and women in the basic crafts of Hawai'i's construction industry.

We write in strong support for Reso 20-120 that amends the TOD plan to allow affordable housing projects to build up to 400 feet in height and increases the FAR to 4.5.

The amendment will allow the owners to assess how to best use their properties for future development, permits them to begin to create plans for the parcels and to begin to look at how to finance projects to add more affordable housing stock for Honolulu.

Honolulu has a shortage of both workforce and senior housing, these projects will help fill the gap, as both Waena and Kukui Gardens are under a 65 year condition to keep rents affordable, and the residents at Liliha Square are all working class families.

The Liliha/Palama area is undergoing revitalization. Mayor Wright housing, another project currently working its way through the zoning process, is located across the street from these parcels, and Palama Settlement is planning to revitalize their facilities sometime in the future.

Therefore we would sincerely appreciate the council's favorable action on Resolution 20-120.

Mahalo,

A handwritten signature in black ink, appearing to read "Nathaniel Kinney". The signature is fluid and cursive, with the first name "Nathaniel" written in a larger, more prominent script than the last name "Kinney".

Nathaniel Kinney
Executive Director
Hawai'i Construction Alliance
execdir@hawaiiconstructionalliance.org



LiUNA!

June 3, 2020

Honolulu City Council Regular Meeting

Date: June 3, 2020

Time: 10:00 am

Place: City Council Chamber

PETER A. GANABAN
*Business Manager/
Secretary-Treasurer*

ALFONSO OLIVER
President

JOBY NORTH II
Vice President

TONI FIGUEROA
Recording Secretary

JAMES DRUMGOLD JR.
Executive Board

ORLANDO PAESTE
Executive Board

JOSEPH YAW
Executive Board

MARTIN ARANAYDO
Auditor

RUSSELL NAPIHA'A
Auditor

MARK TRAVALINO
Auditor

ALFRED HUFANA JR.
Sergeant-At-Arms

RE: SUPPORT for Resolution 20-120 Amending the Downtown Neighborhood Transit Oriented Development Plan

Dear Chair Anderson, Vice Chair Kobayashi, and members:

The Hawaii Laborers' Union; Local 368 represents over 5,000 working and retired men and women across the State of Hawaii and we **support Resolution 20-120** Amending the Downtown Neighborhood Transit Oriented Development Plan that amends the TOD plan to allow affordable housing projects to build up to 400 feet in height and increases the FAR to 4.5.

The amendment will allow the owners to assess how to best use their properties for future development, permits them to begin to create plans for the parcels and to begin to look at how to finance projects to add more affordable housing stock for Honolulu.

Honolulu has a shortage of both workforce and senior housing, these projects will help fill the gap, as both Waena and Kukui Gardens are under a 65 year condition to keep rents affordable, and the residents at Liliha Square are all working class families.

The Liliha/Palama area is undergoing revitalization. Mayor Wright housing, another project currently working its way through the zoning process, is located across the street from these parcels, and Palama Settlement is planning to revitalize their facilities sometime in the future.

Therefore we would sincerely appreciate the council's favorable action on Resolution 20-120.

LiUNA Local 368
1617 Palama Street
Honolulu, HI 96817
Phone: (808) 841-5877
Fax: (808) 847-7829
www.local368.org

Feel the Power

LOCAL #1 HI. IUBAC



International Union of Bricklayers and Allied Craftworkers Local #1 of Hawaii

2251 North School Street, Honolulu, HI 96819

Phone: (808) 841-8822 • Fax: (808) 777-3456

June 3, 2020

The Honorable Ikaika Anderson, Chair
The Honorable Ann Kobayashi, Vice Chair
Honolulu City Council
530 South King Street, Room 200
Honolulu, Hawai'i 96813

Statement of Local 1 in Support of Resolution 20-120

Dear Chair Anderson, Vice Chair Kobayashi, and Members:

The International Union of Bricklayers and Allied Crafts, Local 1 writes to support Resolution 20-120, which would amend the Downtown Neighborhood Transit-Oriented Development Plan by changing the land use designation for three parcels in the lower Liliha/Pālama area to “urban mixed use-high” with an associated increase in maximum height and density.

The amendments proposed in Resolution 20-120 would facilitate the development of mixed-use senior and workforce housing in an area near both the Kūwili (Iwilei) rail station and the bus stops along Liliha Street which serve many of the major city bus routes. The amendments would complement the future redevelopment vision for Mayor Wright Housing and Pālama Settlement, and would help to breathe new life into the ‘A‘ala Park and Chinatown community just a short walk away.

The Liliha/Pālama area has always been a proudly working-class community, and the additional height and density proposed in Resolution 20-120 will allow more local families to affordably call this area home. Therefore, we are pleased to support this proposal and humbly request your favorable action on Resolution 20-120 at this time.

Mahalo nui for the opportunity to provide these comments.